

Rezoning Plat
Floyd Road
Self Storage

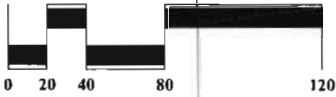
Cobb County, Georgia
Land Lot 849, 19th District, 2nd Section

prepared for:
MK Industries, LLC

DGM
LAND PLANNING
CONSULTANTS



975 Cox Plaza
Bldg. Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Scale: 1" = 40'
May 2, 2017



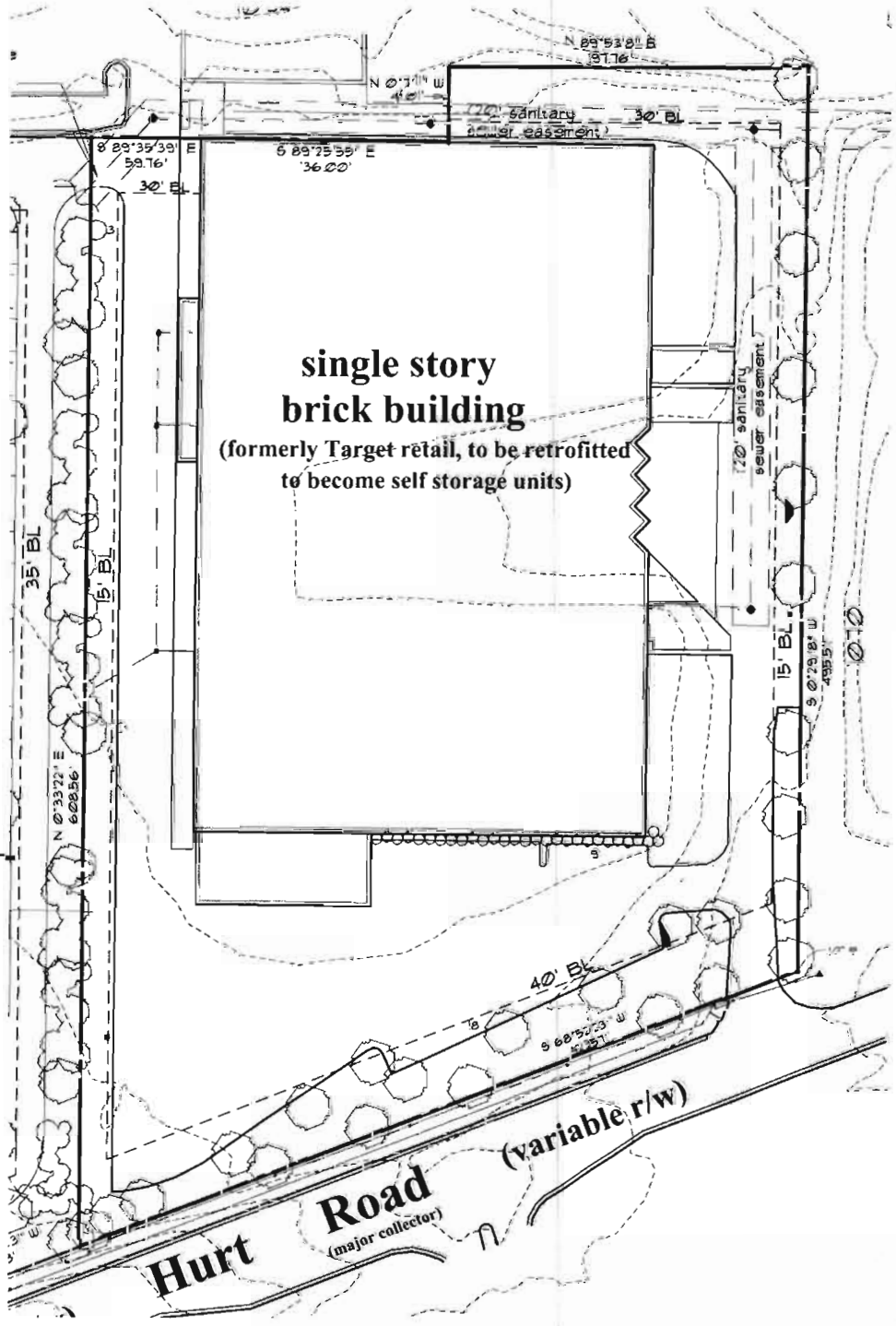
Site Data

- Total Site Area: 4.98 AC
- Existing Zoning: PSC
- Proposed Zoning: O&I
- Building Area Shown: 97,880 SF+
- Parking Spaces Shown: 27
- O&I Building Setbacks:

- front: 40'
- side: 10'
- rear: 30'*

*concurrent variance required
from 30' to 0'

- Notes:**
1. Boundaries from Mensler Geomatics, dated 2004-12-8
 2. Topographic information from Cobb County GIS
 3. According to Flood Insurance Rate Map (FIRM) 13261000105, dated August 8, 1992, no portion of this site contains floodplain.
 4. No cemeteries are known to exist on site.
 5. No streets or easements are known to exist on site.
 6. No archaeological or architectural landmarks are known to exist on site.
 7. Utility easements exist as shown.



RECEIVED
 MAY - 4 2017
 COBB CO. COMM DEV AGENCY
 ZONING DIVISION

APPLICANT: 3757 Floyd Rd Property, LLC

PHONE #: (770) 368-3085 EMAIL: pkelly@mki-inc.com

REPRESENTATIVE: John H. Moore

PHONE #: (770) 429-1499 EMAIL: jmoore@mij.com

TITLEHOLDER: 3757 Floyd Rd Property, LLC

PROPERTY LOCATION: North side of Hurt Road, east side of

Floyd Road

(3757 Floyd Road)

ACCESS TO PROPERTY: Hurt Road and Floyd Road

PHYSICAL CHARACTERISTICS TO SITE: Existing Building

PETITION NO: Z-37

HEARING DATE (PC): 07-06-17

HEARING DATE (BOC): 07-18-17

PRESENT ZONING: PSC

PROPOSED ZONING: O&I

PROPOSED USE: Climate-Controlled

Self-Storage Facility

SIZE OF TRACT: 4.98 acres

DISTRICT: 19

LAND LOT(S): 848,849

PARCEL(S): 8

TAXES: PAID X DUE

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: GC/ Shopping Center
- SOUTH: SC/ Settlers Trail
- EAST: SC/ Settlers Walk Condominiums
- WEST: GC/ Church

Adjacent Future Land Use:

- North: Community Activity Center (CAC) and Medium Density Residential (MDR)
- East: Community Activity Center (CAC)
- Southeast: Community Activity Center (CAC)
- West: Community Activity Center (CAC)

OPPOSITION: NO. OPPOSED PETITION NO: SPOKESMAN

PLANNING COMMISSION RECOMMENDATION

APPROVED MOTION BY

REJECTED SECONDED

HELD VOTE

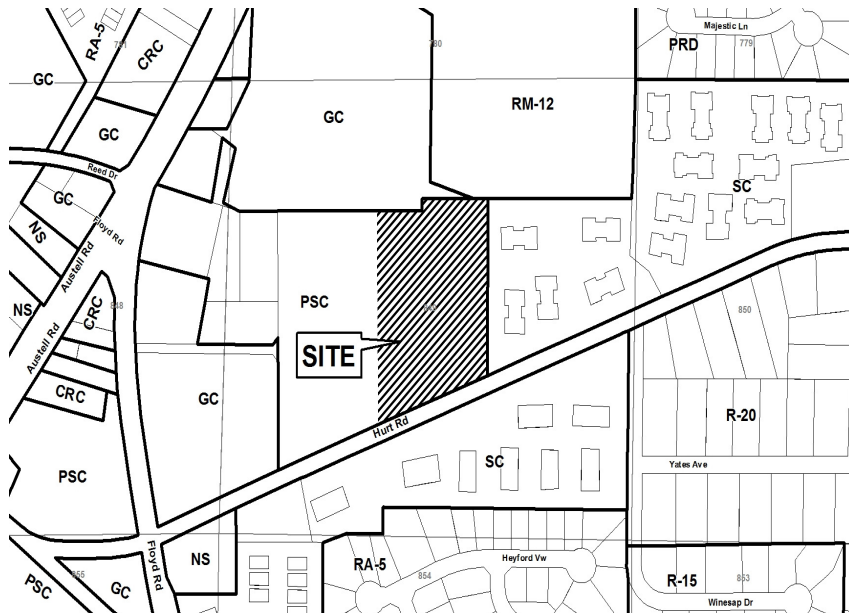
BOARD OF COMMISSIONERS DECISION

APPROVED MOTION BY

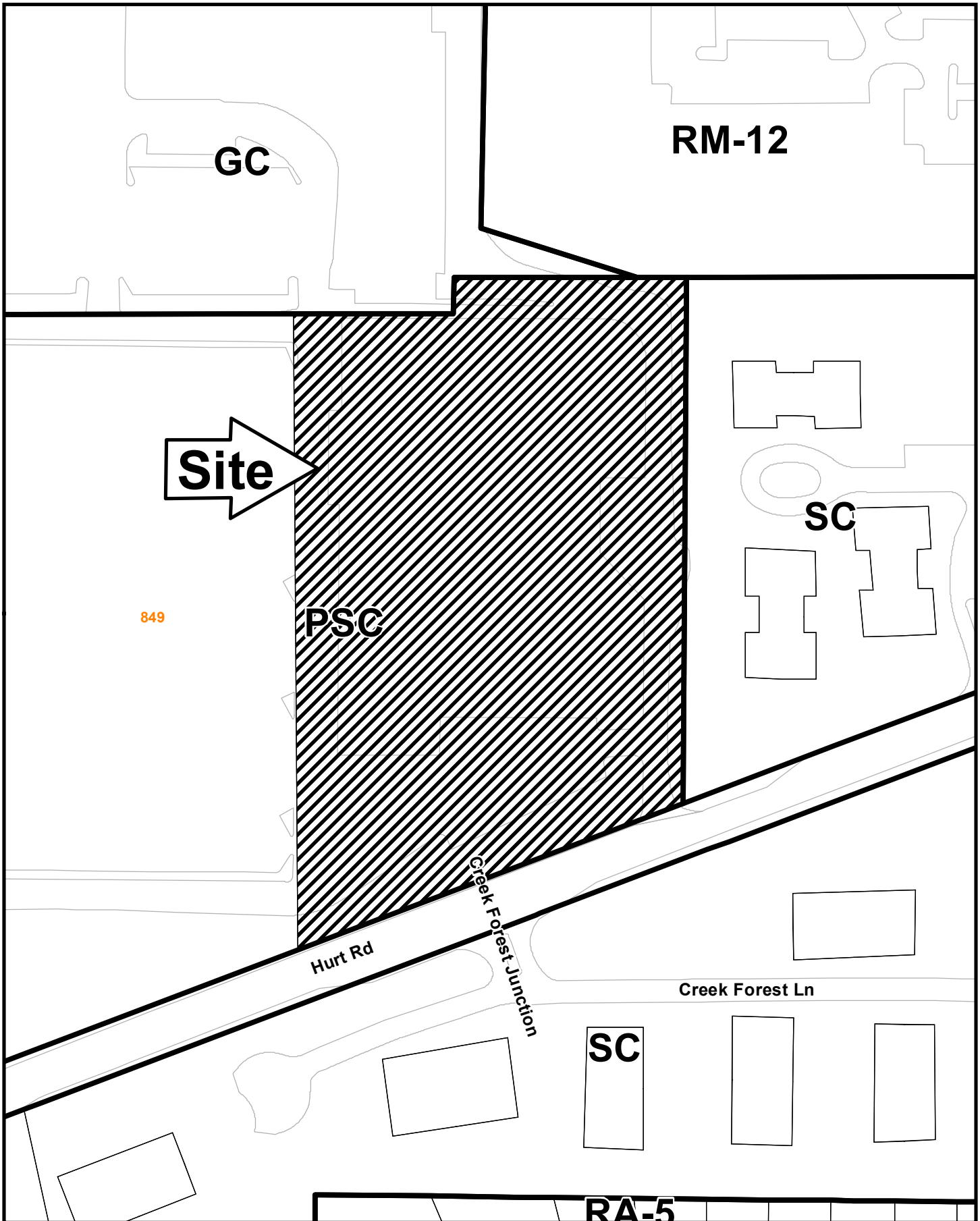
REJECTED SECONDED

HELD VOTE

STIPULATIONS:



Z-37 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

City Boundary
Zoning Boundary

APPLICANT: 3757 Floyd Rd Property, LLC

PETITION NO.: Z-37

PRESENT ZONING: PSC

PETITION FOR: O&I

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 97,880

F.A.R.: .45 **Square Footage/Acre:** 19,654

Parking Spaces Required: 10 (estimate) **Parking Spaces Provided:** 27

The applicant is requesting the Office and Institutional zoning district to retrofit an existing building for a climate controlled self-storage facility. The building is 97,880 square feet. The Code requires that “architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center”. As a part of the renovations the exterior finish will consist of brick, stucco, Cementous siding, glass and combinations thereof. Primary access to the facility will be moved to Hurt Road.

The applicant is requesting the following contemporaneous variance:

1. Waive the rear setback from 30 feet to 0 feet;
2. Waive the landscape buffer to the east; and
3. Waive the maximum impervious coverage from 70% to 90% (existing prior to this application).

Cemetery Preservation: No comments.

APPLICANT: 3757 Floyd Rd Property, LLC

PETITION NO.: Z-37

PRESENT ZONING: PSC _____

PETITION FOR: O&I _____

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
_____	_____	_____	_____
Elementary			
_____	_____	_____	_____
Middle			
_____	_____	_____	_____
High			

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition will not have an impact on the enrollment at Cobb County schools.

APPLICANT: 3757 Floyd Rd

PETITION NO.: Z-37

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: 3757 Floyd Rd Property, LLC

PETITION NO.: Z-37

PRESENT ZONING: PCS

PETITION FOR: O&I

PLANNING COMMENTS:

The applicant is requesting a rezoning from PSC to O&I for the purpose of a climate controlled self-storage facility. The 4.98 acre site is located on the north side of Hurt Road, east side of Floyd Road (3757 Floyd Road).

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category, with PSC zoning designation. The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Community Activity Center (CAC) and Medium Density Residential (MDR)
East: Community Activity Center (CAC)
Southeast: Community Activity Center (CAC)
West: Community Activity Center (CAC)

Master Plan/Corridor Study

The property is located within the boundary of the Austell Road Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No
If yes, design guidelines area _____
Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

APPLICANT: 3757 Floyd Rd Property, LLC

PRESENT ZONING: PCS

PETITION NO.: Z-37

PETITION FOR: O&I

PLANNING COMMENTS:

CONT.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the:

Dobbins Airfield Safety Zone?

CZ (Clear Zone)

APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Noise Zone

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT 3757 Floyd Rd Property, LLC

PETITION NO. Z-037

PRESENT ZONING PSC

PETITION FOR O&I

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 10" AC / S side of Hurt Rd

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: On site

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: South Cobb

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Dry Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Existing sewer customer
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: 3757 Floyd Road Property, LLC

PETITION NO.: Z-37

PRESENT ZONING: PSC

PETITION FOR: O&I

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Concord Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location:

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any easements required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream .
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on receiving system.

APPLICANT: 3757 Floyd Road Property, LLC

PETITION NO.: Z-37

PRESENT ZONING: PSC

PETITION FOR: O&I

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

ADDITIONAL COMMENTS

1. This site is located on the north side of Hurt Road just east of its intersection with Floyd Road. The applicant intends to utilize the existing building with only interior modifications to convert it for self-storage use. No site improvements are proposed at this time.
2. The existing site detention pond needs some minor maintenance. There is trash and debris in the pond that needs to be removed as well as heavy overgrowth.

APPLICANT: 3757 Floyd Rd Property, LLC

PETITION NO.: Z-37

PRESENT ZONING: PSC

PETITION FOR: O&I

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Hurt Road	Arterial	45 mph	Cobb County	100'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Hurt Road	West of William Paul Drive	8,390	C

*Based on 2015AADT counting data taken by GDOT, as published on their website, for Hurt Road.
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

COMMENTS AND OBSERVATIONS

Hurt Road is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Hurt Road, a minimum of 50' from the roadway centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend a continuous deceleration lane or large turn radius for the entrance on Hurt Road. Recommend location and design be determined in plan review, subject to Cobb County DOT approval.

STAFF RECOMMENDATIONS

Z-37 3757 FLOYD RD PROPERTY, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Nearby uses include retail, multi-family and single-family residential.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposed use would not add any more traffic to the area. In fact the proposed use could reduce traffic if compared to a large retail store. The proposed use would be benefit to the nearby residential areas.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*. This property is located in Community Activity Center (CAC). The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The applicant's use would be suitable given the character of the area which includes apartment homes and condominiums in the immediate area. This use could also help revitalize the neighboring shopping center. The applicant's proposal will not adversely affect the usability of adjacent and nearby properties because it is a quiet, low traffic generating use.

Based on the above analysis, Staff recommends **APPROVAL** subject to O&I the following conditions:

1. Site plan received by the Zoning Division May 4, 2017, with District Commissioner approving minor modifications;
2. District Commissioner approving landscape plan and architectural plan;
3. Variances in the Zoning Comments section;
4. Water and Sewer Division comments and recommendations;
5. Fire Departments comments and recommendations;
6. Stormwater Management comments and recommendations;
7. Department of Transportation comments and recommendations; and
8. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): Not Applicable.
- b) Proposed building architecture: _____
- c) List all requested variances: _____
- _____
- _____
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Climate-Controlled Self-Storage Facility
- b) Proposed building architecture: Renovation of Existing Structure
- c) Proposed hours/days of operation: 9:00 a.m. - 6:00 p.m. - Monday - Friday
9:00 a.m. - 7:00 p.m. - Saturday & Sunday
- d) List all requested variances: None known at this time
- _____
- _____
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.
- _____
- _____

***Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.**

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT



Application No.: Z- 37 (2017)
Hearing Dates: July 6, 2017
July 18, 2017

Applicant/Property Owner: 3757 Floyd Rd Property, LLC

Analysis of impact of the proposed rezoning with respect to the following:

- (a) The Application for Rezoning requests rezoning of approximately 4.98 acres located on the northwesterly side of Hurt Road, easterly of Floyd Road, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"), from the Planned Shopping Center ("PSC") zoning classification to the Office and Industrial ("OI") zoning classification for the purpose of operating a climate-controlled self-storage facility. Rezoning the Property to the proposed category will permit a more suitable use than its current zoning classification. The Subject Property is located immediately to the east of Austell Road, which is lined with commercial developments. Therefore, the proposed use is suitable in view of uses and development of adjacent and nearby properties.
- (b) This zoning proposal will have no adverse effect on the existing use or usability of adjacent or nearby property. It is bounded on the west and north by commercial developments accessing Austell Road. Residential properties adjoin the Property to the northeast, east, and south. Applicant will further seek to minimize any impact on surrounding properties as much as possible. Therefore, rezoning of the Subject Property to the Office and Institutional zoning classification for the stated purpose will have a minimal, if any, impact on surrounding properties.
- (c) The Property as zoned does not have a reasonable economic use. Approval of the requested rezoning will allow for redevelopment of an existing structure to a reasonable, economic use of the Subject Property.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia; but will allow a more advantageous use of the Property.
- (f) The proposed use of the Property and rezoning to the proposed Office and Institutional zoning classification are warranted in light of the location of the Property and the close proximity to heavy commercial development along Austell Road. The redevelopment of the existing structure will provide a viable use for the Property; as well as, a less intense development for neighboring residents.